

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

January 18, 2007

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Scott Majeau, Stephen Lindberg, John Perry and Edward Yazbak. Jane Biron was absent.

Others Present: John Lahar, David Silva, Robert Desrochers, Steve Hughes, Ron Fagnoli, Mathew Snethen, Gary Ezovski, Charles Roberts, Christopher Barry, IDC Mgr. – Gilbane and Kathryn Berretta Mancini, Interior Designer, RGB..

Also Present: Linda Briggs, Nancy Dowding, Raymond Pendergast, and Georgiana Bourgeois

The meeting was called to order at 5:35 p.m. Following roll call by Janice Bradley the minutes of the January 4, 2007, meeting were reviewed. Motion to approve was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved

the minutes.

Old Business

The Contract Draft will be addressed and approved at the next building committee meeting as recommended by David Chamberland.

New Business

Gilbane Report

#7. Athletic Field Availability During Construction – Mr. Charles Roberts explained the reasons why the fields might not be available. Mr. Roberts demonstrated by using maps the excavation of the new building and fields. He showed the location of the basketball courts and parking lot adjacent to them. This lot will have a basic coat only at this time. Football will be off-line for probably one season. Concerning the softball field – the soil under the parking lot must be removed completely (unsuitable for building purposes). The hill next to the softball field will be excavated for a retaining wall and the fill will be used for the foundation grading. Excavating must start before June, so the fields most likely cannot be used for games. A temporary field could be formed, but would be too costly considering it would be a temporary field. The recommendation was not to use the softball field this year.

Mr. Yazbak suggested asking other local communities to use their

field. Mr. Lindberg will address this issued with local superintendents in the area. Miss Dowding voiced concern that this would increase the busing and time used for practices at the end of the day. Transportation will be a problem. Mr. Lindberg will set up a meeting with administrators, athletic director, and recreational director to try to find a solution. Mr. Yazbak express that he would like to avoid the issues that Cumberland High School is facing now regarding students and construction. We need a well thought-out plan. Mr. Lindberg mentioned Auburn High School athletics was off-site for a year. Could football and baseball field be moved to the practice field was asked by Mr. Desrochers. Miss Dowding felt football would not be a great problem since most games are away. Serious bus transportation problems were mentioned by David Silva.

Mr. Chamberland inquired about the playing time of all sports both recreational and high school. Mr. Vadenais felt a solution would not be available at this meeting. Work needs to be done on a plan to address this problem. Within two weeks Mr. Lindberg will have a schedule worked out. Mr. Raymond Pendergast mentioned the Meadows and Mr. Chamberland mentioned out of state use, but that option might be an interscholastic issue. CCRI, Bryant Smithfield High School have been communities that we have used their facilities in the past according to Nancy Dowding. Mrs. Linda Briggs had a concern regarding the size of the soccer field.

#1 Interior Finishes Presentation – This presentation was made by

Kathryn Beretta Mancini, Interior Designer for RGB. She explained the difference in flooring (VCT – very inexpensive) and needs maintenance (sealing, etc.), vinyl quartz was a good grade at \$4 per sq. foot and rubber sheet which was more expensive at \$8 a sheet installed. A sample of carpet was demonstrated with jute backing the least expensive but stains and harbors mole. Rubber back carpet does not wick and does not harbor mole. Moisture barrier backed carpet was the best, does not harbor mole, anti static and can be washed.

Mr. Lindberg described the carpet installed in Auburn. That high school has been very satisfied with appearance and upkeep.

Mr. Chamberland asked Ms. Mancini for her recommendation. She did not like VCT and felt that the rubber tiles were the best option. Plans call for carpet in vestibules and additional carpets in the halls adjacent to the vestibules and tile in the rest of the hallways. RGB wanted a recommendation for design. Mr. Chamberland would like to see carpet in the vestibules, rubber or vinyl quartz for the hallways and classrooms. They will be alternate/adds.

#2. IDC (Interdisciplinary Documents Coordination) Christopher Barry, Department Head of Review Documents with Gilbane. At this time review was done on the 75% completed Design Documents. This department analyzes all construction aspects. Mr. Barry felt Structural Documents looked very good. Mechanical substantially

completed. Electrical still needs to be formed. Review is always done in stages. Alternates are addressed and they make sure it constitutes with design. Mr. Yazbak asked is there will be a final report of review. This process ends when the construction begins.

#3. Commissioning Agent Recommendation – Steve Hughes addressed this. There were two low bidders – BTQ and Sebastian Bomberg. The design review came in at \$16,000 and the fee at \$83,000. RGB would like a vote tonight. They also mentioned that National Grid will have a percentage of the rebates by the next meeting. Mr. Chamberland motioned to approved \$16,000 initially for labor costs from the construction budget. This was seconded by John Perry. The committee unanimously approved the motion. Mr. Hughes mentioned this might be funded in portion by National Grid and the commissioning fee. Mr. Yazbak felt commissioning is well worth it financially and felt comfortable with the process.

#4. Construction Document Approval – Contingent on the School Committee approval Mr. Yazbak motioned for approval of the 75% completed Construction Design. This was seconded by Paul Nordstrom and the committee unanimously approved the motion...

#5. Security System Addendum – Middle School designed as an addendum was re-priced from \$17,000 to \$14,000. This was originally a full blown design. Or at \$10,500 proprietary design which means any contractor could bid with their own system. Mr. Yazbak

mentioned that the Town Council approved \$200,000 for security to the high school and NSES.

Mathew Snethen estimated \$14,000 for bid specs and drawings for the security system for the high school and NSES. This does not include new doors for the high school. Mr. Desrochers received an estimate of \$80,000 for the front doors and \$120,000 for all other doors. Mr. Chamberland motioned for approval \$14,000 for the security design system and any architectural design needed for this design for NSES and the high school. This was second by Paul Nordstrom. The committee unanimously approved the motion.

#6 Bid Package Structure – Explained by Ron Fagnoli this would be the best way to approach a way to break down the jobs so that various companies could bid only on what they specialized in. Gilbane plans to go out to bid on February 11th.

Open Forum

Mr. Chamberland addressed the traffic study and it seemed that there would be no impact to the traffic. He was also concerned and mentioned that he would like to see a left isolated lane going into the parking lots at the schools. The Department of Transportation will review the study. The traffic commissioner could be asked to review isolated left lanes after the school is built and this would not infer additional cost to the town was recommended by Edward Yazbak.

Mr. Ezovski felt the speed limit also needed be addressed.

By the next meeting 100% of the bid document will be done.

A meeting with the Town Council and Town Solicitor to stream line the bid process approval was mention by David Chamberland. The Town Council agreed to meet weekly with the board. Mr. Yazbak explained the town council was willing to support the board and was willing to meet after the board's meeting at 7 p.m.

M. Snethen addressed the issue that DEM needs to witness digging the test hole. The test will be done and Gilbane will have witnesses. ISDS approval is needed before Mr. Robert Benoit approve the permits. Digging of the well will begin soon. The septic system will be place across the fields near Grange Road.

Mr. Yazbak mention Louise Tetreault of the Valley Breeze would like to put a more extensive article in the paper regarding the middle school. A final draft of Mr. Lindberg's letter to the community was sent to Ms. Tetreault last week. This letter will also appear on the school department's web site. Mr. Chamberland and Mr. Lindberg will set up a meeting with Ms. Tetreault.

Meeting adjourned at 8:10 p.m. Mr. Chamberland motioned to adjourn.

Next meeting will be on February 1, 2007